



# PLANNING & ZONING COMMISSION

## AGENDA REQUEST

<b>AGENDA OF:</b>	10/12/10	<b>AGENDA REQUEST NO:</b>	V-A
<b>INITIATED BY:</b>	RUTH LOHMER, AICP, SENIOR PLANNER <i>RL</i>	<b>RESPONSIBLE DEPARTMENT:</b>	PLANNING
<b>PRESENTED BY:</b>	RUTH LOHMER, AICP SENIOR PLANNER	<b>ASSISTANT PLANNING DIRECTOR:</b>	N/A
		<b>ADDITIONAL APPROVAL:</b>	N/A

<b>SUBJECT / PROCEEDING:</b>	REZONE APPROXIMATELY <b>15.293</b> ACRES AT THE SOUTHWEST CORNER OF THE INTERSECTION OF STATE HIGHWAY 6 AND UNIVERSITY BLVD IN TELFAIR TO PLANNED DEVELOPMENT (PD) DISTRICT (FINAL DEVELOPMENT PLAN) CONSIDERATION AND ACTION
<b>EXHIBITS:</b>	VICINITY MAP, STAFF REPORT, FINAL DEVELOPMENT PLAN (INCLUDING SITE & LANDSCAPE PLAN, CROSS SECTION, PERMITTED USES TABLE, PLANT LIST), ELEVATIONS FOR PRIMARY BUILDING, ELEVATIONS FOR OUTDOOR MERCHANDISE AREA, ELEVATIONS FOR GAS SALES, EXHIBITS FROM P&Z APPROVED GENERAL DEVELOPMENT PLAN, TELFAIR GENERAL PLAN, SITE PHOTOS, APPLICATION

CLEARANCES		APPROVAL	
<b>LEGAL:</b>	N/A	<b>INTERIM PLANNING DIRECTOR:</b>	DOUGLAS SCHOMBURG, AICP <i>D.S.</i>

### RECOMMENDED ACTION

Recommendation of approval of PD Final Development Plan to Mayor and City Council as attached.

### EXECUTIVE SUMMARY

This request is for permanent zoning of 15.293 acres (The Crossing at Telfair Section 3) to PD, and is located at the southwest corner of the intersection of State Highway 6 and University Blvd. The requested Planned Development (PD) District is proposed to be a mix of retail and office uses. The property was annexed into the corporate limits of Sugar Land under Ordinance No. 1431 on July 1, 2004, with interim R-1 zoning applied to all of the Telfair property. The 15.293 acre property is currently undeveloped and vacant.

This Final Development Plan is the second step of a two step PD zoning process. The *General Development Plan* for the Crossing at Telfair Sections 2, 3, and 4 was recommended for approval to City Council by the Planning and Zoning Commission on July 22, 2010. City Council approved Ordinance 1796, the General Development Plan, on September 21, 2010. The regulations established by the General Development Plan have been included in the attached Final Development Plan.

The Planning and Zoning Commission reviewed the proposed Final Development Plan for the Crossing at Telfair Section 3 at a workshop meeting on August 10, 2010 and for public hearing, discussion and direction on September 14, 2010. No members of the public spoke at the public hearing. A summary of the Commission's discussions at these meeting is included in the staff report below.

Planning staff concurs with a recommendation of approval of the Final Development to Council, with the elevations for the primary building, gas sales, and carwash being included in the PD ordinance.

File No. 12569

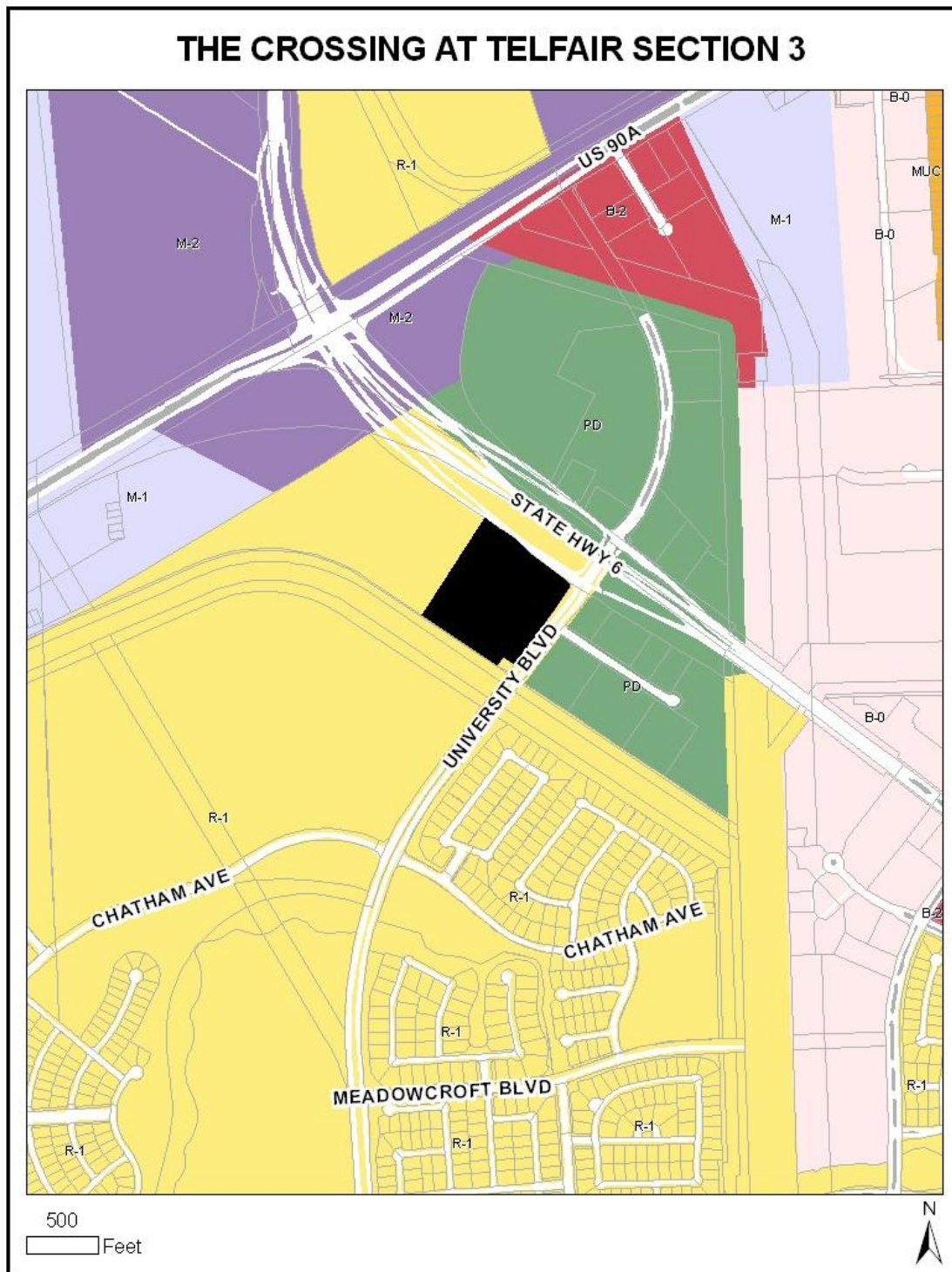
Cc: David Rivera, [drivera@ljaengineering.com](mailto:drivera@ljaengineering.com)

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Peter Jacob, [pjacob@wdjrealty.com](mailto:pjacob@wdjrealty.com)

## EXHIBITS

**Vicinity Map:**



**Staff Report:****PLANNING AND ZONING COMMISSION REVIEW:***P&Z Workshop*

The Planning and Zoning Commission held a workshop on August 10, 2010 to review the proposed PD district. The Commission's primary feedback for the applicant related to the building materials that would be used for the outdoor merchandising area and the gas sales canopy. Planning and Zoning also asked about the loading and unloading areas behind the building, and whether the area was large enough for trucks to turn around. The applicant clarified that turning studies have been conducted to ensure the area is large enough. The Commission asked for clarification on the future expansion area and the applicant addressed the question. There was also discussion regarding the Car Rental/ Leasing, and the Commission reiterated the desire for the fleet parking for these uses to be separate from the primary customer parking and screened, as was established by the General Development Plan.

*P&Z Public Hearing Discussion and Direction*

A public hearing was held on September 14, 2010 where no members of the public spoke regarding the Final Development Plan. The Commission reviewed the proposed Final Development Plan, including the preliminary elevations for the gas sales area and the "Texas Backyard" outdoor sales area. The preliminary elevations for the gas canopy and associated car wash building showed a pitched roof. The Commission requested that the roof be modified to a hip roof, so that the roof would be visible from all sides and there would not be gables on the ends. There was also discussion regarding the outdoor merchandising area, and questions as to the size of the area. The language in the Final Development Plan provided a 5,000 square foot maximum for outdoor merchandising, but the area shown for the outdoor merchandising on the site plan and the preliminary elevations indicated a smaller area. The Commission asked that these be made consistent. In addition, the Commission asked about the status of the Traffic Impact Analysis.

**ANALYSIS:**

The proposed PD ordinance will contain a metes and bounds legal description and the Final Development Plan (attached). The Final Development Plan includes development regulations related to building setbacks, conditions for specific uses, building regulations, and landscaping and circulation regulations. The Plan also contains several exhibits:

- Site Plan (Includes Pedestrian, Circulation, and Landscaping Plans)
- Cross Section of Circulation Area
- Land Uses Table (SIC Code based)
- Plant List
- May include Elevations for Primary Building, Outdoor Merchandise Area, Gas Sales Area, and Carwash

The proposed Final Development Plan is in compliance with the General Development Plan for the Crossing at Telfair Sections 2, 3, and 4 PD.

#### *Site Layout Plan (with Circulation & Pedestrian Plan)*

The Final Development Plan for the Crossing at Telfair Section 3 incorporates the Option B layout established in the General Development Plan. This circulation plan shows two driveways from University Blvd and two on State Hwy 6 (one full access driveway and one right-out only). The primary circulation route through the site connects to the two driveways on University Blvd, moves vehicles around the site (close to State Hwy 6), and connects back to the two driveways along State Hwy 6. A right-out only driveway has been added on State Hwy 6 since the Commission last reviewed the Final Development Plan. With the addition of this right-out only driveway, the applicant has indicated that they will not be pursuing the additional traffic signal on University Blvd that was originally discussed at the P&Z workshop. As provided in the General Development Plan, pedestrian circulation routes are included along both State Hwy 6 and University Blvd, as well as along the front of the commercial buildings.

#### *Uses*

The permitted uses in the Final Development Plan are consistent with those established in the General Development Plan, except for several uses that have been removed. Given the detail provided in the Site Layout Plan for the Final Development Plan, several uses (included in the General Development Plan) would not be appropriate for this site and therefore have been removed. The uses that have been removed are as follows:

- Hotels and Motels (SIC 7011)
- Skilled Nursing and Care Facilities (SIC 8051)
- Intermediate Care Facilities (SIC 8052)
- Nursing and Personal Care Facilities, NEC (SIC 8059)
- General Medical and Surgical Hospitals (SIC 8062)
- Specialty Hospitals, Except Psychiatric (SIC 8069)
- Residential Care (Homes for the Elderly & Other Residential Care) (SIC 8361)

In addition, Child Day Care Services has been limited to one in the Section 3 Final Development Plan area. The conditions for Gas Sales, Child Day Care Services, Auto/Car Leasing, Dry Cleaning Plants have been maintained in the Final Development Plan.

#### *Development Regulations & Building Regulations*

All building setbacks, landscaping setbacks, parking setbacks, and building regulations established by the General Development Plan have been maintained and are consistent in the Final Development Plan. The Commission discussed the layout and screening of the outdoor merchandise area during the workshop and the discussion and direction. Elevations for this area are attached to this staff report for the Commission's review. The applicant has also provided elevations for the entire primary building, showing the outdoor merchandise area in the context of the building.

The Commission also discussed building requirements for the gas sales area during the General Development Plan review and the Final Development Plan workshop. There was discussion of requiring a pitched roof and masonry-like materials on the gas canopy. Additional discussion during the discussion and direction centered on modifying the elevations to show a hip roof rather than a standard pitched roof with gables on the ends. Elevations for the gas canopy and associated buildings (sales kiosk and carwash) have also been included for the Commission's review. Since the P&Z discussion and

direction, the elevations have been modified to show that the columns on the gas canopy are 100% masonry, as required by the Final Development Plan. The galvanized metal that was shown on the preliminary elevations was removed, as this is a prohibited finish per the Development Code. In addition, the canopy roof has been modified to include a façade for the sign in order to show compliance with the City's sign regulations, as established by Chapter 4 of the Development Code. Staff is recommending that all elevations provided be attached as exhibits to the PD ordinance.

**POINTS FOR CONSIDERATION:**

- The proposed Final Development Plan is consistent with approved General Development Plan.
- Several uses, which would not be appropriate within Final Development Plan as shown, have been removed.
- Elevations have been provided for the gas sales, carwash, and outdoor merchandise areas. Staff recommends attaching these to the Final Development Plan to ensure adequate detail is included.

**EXHIBIT B**  
**FINAL DEVELOPMENT PLAN**  
**(The Crossing at Telfair Section 3)**

**A. Contents.** This final development plan contains the following parts:

1. Contents
2. General Provisions
3. Land Uses
4. Development Regulations
5. Building Regulations
6. Landscape & Pedestrian Circulation Regulations
7. Additional Regulations

**B. General Provisions.**

1. The PD approved herein must be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City. If any provision or regulation of any City ordinance applicable in a B-2 (General Business) zoning district is not contained in this ordinance, all the regulations contained in the Development Code applicable to the B-2 zoning district in effect on the effective date of this ordinance apply to this PD as though written herein, except to the extent the City regulation or provision conflicts with a provision of this ordinance.

2. Except as otherwise provided herein, the words used in this final development plan have the meaning established by the Development Code. In this ordinance:

*Open Space* means the portion of all land contained within the PD that is not covered by buildings, parking lots, driveways, improved pedestrian areas, or other impermeable material.

*PD* means the planned development district created by this ordinance.

*Pavers* means colored interlocking bricks, tiles, stones, blocks, or concrete units.

C. Land Uses.

Permitted land uses other than those listed below for all parcels are listed in Exhibit B-3. The land uses detailed in the table below are limited in number as shown.

Use	SIC Code	Section 3
Grocery Stores (includes Convenience Stores)	5411	1 (See Note 1)
Carwash	7542	1
Child Day Care Services	8351	1

1. A maximum of one (1) Grocery Store (which may include Gasoline, Convenience Store and/or a Car Wash) **or** one (1) Convenience Store (which may include Gasoline and/or a Car Wash) is permitted.
2. Only one (1) Car Wash, whether accessory to a grocery store (SIC 5411) or a stand alone Car Wash (SIC 7542), is permitted.

D. Development Regulations.

Sites within the PD shall be developed in accordance with the following development regulations.

1. Maximum height of structures: 8 stories, but not more than 100 feet, exclusive of parapet walls and no building shall exceed the airport height hazard requirements of Chapter IX of the Development Code.
2. Minimum Building Setbacks:

Section 3

- |                                       |         |
|---------------------------------------|---------|
| (a) Abutting Highway 6:               | 40 feet |
| (b) Abutting University Boulevard:    | 40 feet |
| (c) Abutting Driveway 5:              | 10 feet |
| (d) Abutting Private Access Easement: | 25 feet |
| (e) Abutting the Levee:               | 14 feet |
| (f) All other:                        | 10 feet |

3. Minimum Parking Lot Setbacks:

Section 3

- |                                       |         |
|---------------------------------------|---------|
| (a) Abutting Highway 6:               | 26 feet |
| (b) Abutting University Boulevard:    | 40 feet |
| (c) Abutting Driveway 5:              | 6 feet  |
| (d) Abutting Private Access Easement: | 6 feet  |
| (e) Abutting the Levee:               | 14 feet |
| (f) All other:                        | 6 feet  |



4. Paving:

- (a) All parking lots, driveways, and vehicle use areas outside of individual building parcels must be constructed of concrete.
- (b) All driveways and streets within individual building parcels may be paved with a concrete surface or interlocking pavers.
- (c) Decorative paving must be used at each entry off a collector.
- (d) Paving must be integrally colored.

5. Conditions for Gasoline Sales:

- (a) Maximum of six pump stations with two vehicle fueling areas per station.
- (b) Recessed lighting under the pump station canopy and in fixtures throughout the site.
- (c) There shall be no outdoor speakers, except those required by law at pump stations.
- (d) Fueling canopy columns shall be 100% of the following two materials: brick and/or stone.
- (e) Canopy roofs over pump dispensers shall have a hip roof.
- (f) Minimum landscaping buffering to include:
  - a. Hedges of at least four feet in height at time of planting screening the entire parking lot perimeter.
  - b. Trees of at least four inches in diameter and ten feet in height at time of planting for every 50 feet of parking lot perimeter, except street trees.

6. Conditions for Auto / Car Leasing:

- (b) Provide separate areas for customer parking and fleet vehicle parking.
- (c) No fleet vehicles other than rental cars shall be allowed within the PD District.
- (d) Minimum landscaping buffering to include:
  - a. Hedges of at least four feet in height at time of planting screening the entire fleet vehicle parking lot perimeter.
  - b. Trees of at least four inches in diameter and ten feet in height at time of planting for every 50 feet of parking lot perimeter, except street trees.

7. Conditions for Dry Cleaning Plants:

- (a) Rear doors must be screened by masonry screening walls that are a minimum of 6 feet in height.

8. Conditions for Day-Care Center:

- (a) Shall be developed in accordance with an approved traffic circulation plan and traffic study to include only on-site queing.
- (b) Must provide dedicated outside or inside play areas, and shall not retrofit parking lots for play areas

## **E. Building Regulations.**

Buildings within the PD shall be developed in accordance with the following building regulations.

### **1. Building Finish Standards:**

- (a) Building Finish Standards apply to all exterior walls of a building.
- (b) Primary Finishes are limited to brick, stone (natural, cast, or cultured – textured), stucco, and glass wall.
- (c) Secondary Finishes are limited to exterior insulated finish system (EIFS), wood, and ceramic tiles, decorative CMU and fiberglass reinforced cement exterior siding.
- (d) A minimum of eighty percent (80%) of the exterior finish must be of Primary Finishes, as defined by this development plan. The remaining must be of Secondary Finishes, as defined by this development plan.
- (e) Use of architectural metals is limited to canopies, parapet walls, roof systems, and miscellaneous trim work and must meet the durability standards of the City of Sugar Land Development Code.
- (f) A single building material may not cover more than eighty percent (80%) of the front of any building.

### **2. Facades & Exterior Walls:**

- (a) Facades greater than 100 feet in length shall incorporate plane recesses having a minimum depth of at least 3 percent of the length of the facade and extending at least 20 percent of the length of the facade. No uninterrupted length of a façade shall exceed 100 feet in length.
- (b) Ground floor facades that face public streets shall have storefronts, arcades, display windows, entry areas, awnings or other features along no less than 50 percent of their horizontal length.
- (c) Stores occupying less than 20,000 square feet must contain glass between the height of 3 feet and 8 feet above the sidewalk grade for no less than forty percent of the horizontal length of the building façade.
- (d) The ratio of glass to wall of the building façade must not be more than forty percent except for ground level commercial areas where the standard listed in 2(c) applies.

### **3. Fenestration:**

- (a) Punched-type windows, inset from the face of the building, are required above the first floor.
- (b) Continuous horizontal ribbon windows are prohibited.
- (c) Clear glass is required in all retail storefronts.
- (d) Use of reflective glazing shall be limited to second level uses and above.

4. Detail Features:

(a) Building facades must include a repeating pattern that includes no less than three of the elements listed below. All elements shall repeat at intervals of no more than fifty feet, either horizontally or vertically.

- Color Change
- Texture Change
- Material Module Change

5. Roofs:

(a) Roofs will have at least one of the following features:

- Parapets concealing flat roofs and rooftop equipment from public view. The average height will not exceed 15% of the height of the supporting wall unless necessary to screen rooftop equipment. All parapets will feature three dimensional cornice treatments and will be solid from all sides if visible at any distance from the ground.
- Overhanging eaves, extending no less than 3 feet past the supporting walls.

**F. Landscape & Pedestrian Circulation Regulations.**

1. Minimum landscape buffers, continuous along:

Section 3

(a) Abutting Highway 6:	26 feet
(b) Abutting University Boulevard:	40 feet
(c) Abutting Driveway 5:	6 feet
(d) Abutting Private Access Easement:	6 feet (non-contiguous)
(e) Abutting the Levee:	14 feet
(f) All other:	6 feet

2. Minimum Open Space: 20%.

3. Street Trees:

- (a) Must be planted on a thirty foot on center average.
- (b) Must have a minimum caliper of 4" as measured at ground level when planted.
- (c) Must not be located closer than ten feet from a street lamppost.

4. Sidewalks:

- (a) Sidewalks are required to be five (5) feet wide.
- (b) Continuous sidewalks are required along all public roadways.
- (c) Sidewalks are required along both sides of Driveways as shown in Exhibit B-1.
- (d) All sidewalks shall be built six (6) feet from the back of curb, as shown on Exhibit B-1.
- (e) The proposed concrete trail along Bullhead Slough shall be five (5) feet wide.

5. Plants used to satisfy the requirements of the PD shall be those on the Plant List (Exhibit B-4)
6. The PD shall be developed in accordance with Site & Landscape Plan, which includes the Pedestrian & Circulation Plan (Exhibit B-1).

**G. Additional Regulations.**

1. Outside display of merchandise is not permitted, except within:
  - a. Outdoor display of merchandise will be permitted along the front of the building in an area not exceeding 5,000 sf in the aggregate, provided that such outdoor merchandising areas will be integrated into the building architecture. (May not be located in a parking space drive aisle, or block sidewalks)
2. All accessory buildings must be located internal to the tract and not on or abutting public or private streets.
3. Fleet vehicle storage is not permitted in the PD for any of the allowed uses, with the exception of SIC 7515 passenger car leasing.
4. There shall be no water features (Except fountains) in the PD to minimize bird attractants.
5. The PD shall be developed in accordance with the Sugar Land Regional Airport Runway Protection Zone (RPZ)
6. Phasing of building construction is permitted to allow for future expansion of the grocery store.
7. Access to the City of Sugar Land sanitary lift station site will be provided from the HEB site if required by city staff during construction plan review.

**TEXAS STATE HIGHWAY NO. 6**  
(WIDTH VARIES)

PROPOSED RIGHT TURN LANE  
PROPOSED LEFT TURN LANE  
PROPOSED LEFT TURN LANE  
PROPOSED LEFT TURN LANE

PARKING AREA  
OUTDOOR CONFERENCE STORE  
CAR WASH  
RETAIL STORE 8,000 SF  
FUTURE GROCERY EXPANSION AREA  
EXISTING SILT STATION  
BELLMEAD SLOUGH  
EASTERN BRANCH

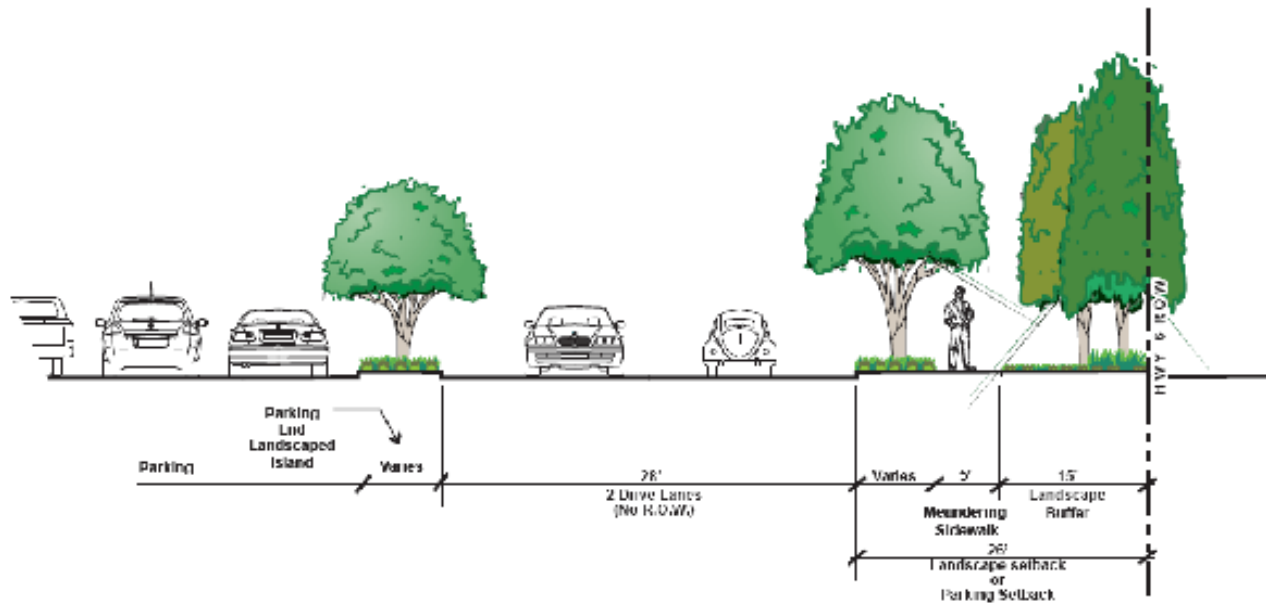
**LEGEND**

- BUILDING AREAS
- LANDSCAPE AREAS
- OUTSIDE SALES AREA
- PEDESTRIAN PATHS
- CIRCULATION

**THE CROSSING AT TELFAIR SECTION 3**  
PD FINAL DEVELOPMENT PLAN SITE PLAN  
L&H Engineering & Surveying, Inc.

DATE: 11-14-17  
BY: JLM  
CHECKED BY: JLM  
SCALE: AS SHOWN  
PROJECT NO.: 1717-000-101  
SHEET NO.: 2 OF 2

**EXHIBIT B-2  
CROSS SECTION  
OPTION B  
(Applies to Section 3 Only if Utilized)**



**Wharver, Davis & Jacob**  
PROJECT GROUP  
1000 10th Avenue  
Winnipeg, MB R2S 2S9  
Tel: 204.222.2000  
Fax: 204.222.1444

**THE CROSSING AT TELFAIR  
TYPICAL INTERNAL DRIVE  
STREET SECTION  
OPTION B  
FOR SECTION THREE  
JULY 14, 2010  
R02/000000**

**VEEDIN & ASSOCIATES**  
  
LANDSCAPE ARCHITECTS INC.

### EXHIBIT B-3

#### PERMITTED USES

✓ = allowed

<u>USES</u>	<u>SIC CODE</u>	<u>SECTION</u> <u>3</u>
Parks and Recreation	99	✓
Corporate Offices (not retail)	99	✓
 <u>RETAIL</u>		
Lumber and Other Building Materials	5211	✓
Paint, Glass, and Wallpaper Stores	5231	✓
Hardware Stores	5251	✓
Retail Nurseries, Lawn and Garden Supply Stores	5261	✓
Department Stores	5311	✓
Variety Stores	5331	✓
Misc. General Merchandise Stores	5399	✓
Grocery Stores	5411	✓
Convenience Stores with Gas		
Supermarkets and Grocery Stores with Little General Merchandise		
Supermarkets and Grocery Stores with Substantial General Merchandise		
Convenience Stores without Gas		
Meat and Fish Markets	5421	✓
Fruit and Vegetable Markets	5431	✓
Candy, Nut, and Confectionary Stores	5441	✓
Dairy Products Stores	5451	✓
Retail Bakeries	5461	✓
Misc. Food Stores	5499	✓
Auto and Home Supply Stores	5531	✓
Men's and Boy's Clothing Stores	5611	✓
Women's Clothing Stores	5621	✓
Women's Accessory & Specialty Stores	5632	✓
Children's and Infant's Wear Stores	5641	✓
Family Clothing Stores	5651	✓
Shoe Stores	5661	✓
Misc. Apparel & Accessory Stores	5699	✓
Furniture Stores	5712	✓
Floor Covering Stores	5713	✓

<b><u>USES</u></b>	<b><u>SIC CODE</u></b>	<b><u>SECTION</u></b> <b><u>3</u></b>
Drapery, Curtain, and Upholstery Stores	5714	✓
Miscellaneous Home furnishings Stores	5719	✓
Household Appliance Stores	5722	✓
Radio, Television & Consumer Electronic Stores	5731	✓
Computer and Computer Software Stores	5734	✓
Musical Instrument Stores	5736	✓
Eating Places	5812	✓
Drinking Places (with alcoholic beverages)	5813	✓
Drug Stores and Proprietary Stores	5912	✓
Liquor Stores	5921	✓
Used Merchandise Stores	5932	✓
Sporting Goods Stores and Bicycle Shops (Including gun sales & repair)	5941	✓
Book Stores	5942	✓
Stationery Stores	5943	✓
Jewelry Stores	5944	✓
Hobby, Toy, and Game Shops	5945	✓
Camera and Photographic Supply Stores	5946	✓
Gift, Novelty, and Souvenir Shops	5947	✓
Luggage and Leather Good Stores	5948	✓
Sewing, Needlework, and Piece Goods Stores	5949	✓
Florists	5992	✓
Optical Goods Stores	5995	✓
Miscellaneous Retail Stores	5999	✓
Cosmetic Stores		
Hearing Aid and Artificial Limb Stores		
Pets and Pet Supply Stores		
Art Dealers		
Telephone and Typewriter Stores		
Other Miscellaneous Retail Stores		
<b><u>FINANCE, INSURANCE, AND REAL ESTATE</u></b>		
National Commercial Banks	6021	✓
State Commercial Banks	6022	✓
Commercial Banks	6029	✓
Savings Institutions, Federally Chartered	6035	✓
Savings Institutions, Not Federally Chartered	6036	✓
Credit Unions, Federally Chartered	6061	✓
Credit Unions, Not Federally Chartered	6062	✓
Federal and Federally Sponsored Credit Agencies	6111	✓
Personal Credit Institutions	6141	✓
Short-Term Business Credit Institutions	6153	✓
Miscellaneous Business Credit Institutions	6159	✓
Mortgage Bankers and Loan Correspondents	6162	✓



<b><u>USES</u></b>	<b><u>SIC CODE</u></b>	<b><u>SECTION</u></b> <b><u>3</u></b>
Loan Brokers	6163	✓
Investment Advice	6282	✓
Life Insurance	6311	✓
Accident and Health Insurance	6321	✓
Hospital and Medical Service Plans	6324	✓
Fire, Marine and Casualty Insurance	6331	✓
Surety Insurance	6351	✓
Title Insurance	6361	✓
Pension, Health and Welfare Funds	6371	✓
Insurance Carriers, NEC	6399	✓
Insurance Agents, Brokers, and Service	6411	✓
Real Estate Agents and Managers	6531	✓
Title Abstract Offices	6541	✓
Land Subdividers and Developers	6552	✓
Offices of Bank Holdings Companies	6712	✓
Offices of Holding Companies, NEC	6719	✓
Management Investment Offices, Open-End	6722	✓
Education, Religious, and Charitable Trusts	6732	✓
Trusts, Except Educational, Religious, and Charitable Managers	6733	✓
Patent Owners and Lessors	6794	✓
Real Estate Investment Trusts	6798	✓
Investors, NEC	6799	✓
<b><u>SERVICES</u></b>		
Garment Pressing, and Agents for Laundries and Drycleaners (pressing and pickup-dropoff only)	7212	✓
Drycleaning Plants, Except Rug Cleaning	7216	✓
Photographic Studies, Portrait	7221	✓
Beauty Shops	7231	✓
Barber Shops	7241	✓
Shoe Repair Shops and Shoeshine Parlors	7251	✓
Tax Return Preparation Services	7291	✓
Miscellaneous Personal Services	7299	✓
Babysitting Bureaus		
Diet and Weight Reducing Services		
Formal Wear and Costume Rental		
Personal Care Services		
Advertising Agencies	7311	✓
Radio, Television & Publishers' Representatives	7313	✓
Advertising, NEC	7319	✓
Adjustment and Collection Services	7322	✓
Credit Reporting Services	7323	✓

<b><u>USES</u></b>	<b><u>SIC CODE</u></b>	<b><u>SECTION</u></b> <b><u>3</u></b>
Photocopying and Duplicating Services	7334	✓
Commercial Photography	7335	✓
Commercial Art and Graphic Design	7336	✓
Secretarial and Court Reporting	7338	✓
Medical Equipment Rental and Leasing	7352	✓
Employment Agencies	7361	✓
Help Supply Services	7363	✓
Computer Programming Services	7371	✓
Prepackaged Software	7372	✓
Computer Integrated Systems Design	7373	✓
Computer Processing & Data Preparation and Processing Services	7374	✓
Information Retrieval Services	7375	✓
Computer Facilities Management Services	7376	✓
Computer Rental and Leasing	7377	✓
Computer Maintenance & Repair	7378	✓
Computer Related Services, NEC	7379	✓
Security Systems Services	7382	✓
Photofinishing Laboratories	7384	✓
Business Services, NEC	7389	✓
Passenger Car Rental	7514	✓
Passenger Car Leasing	7515	✓
Carwashes	7542	✓
Radio and Television Repair Shops	7622	✓
Electrical and Electronic Repair Shops, NEC	7629	✓
Watch, Clock, and Jewelry Repair	7631	✓
Reupholstery and Furniture Repair	7641	✓
Motion Picture and Video Tape Production	7812	✓
Motion Picture Theaters, Except Drive-In	7832	✓
Video Tape Rental	7841	✓
Dance Studios, Schools, and Halls	7911	✓
Theatrical Producers (Except Motion Picture) & Misc. Theatrical Services	7922	✓
Bands, Orchestras, Actors, and Other Entertainers and Groups	7929	✓
Bowling Centers	7933	✓
Professional Sports Clubs and Promoters	7941	✓
Physical Fitness Facilities	7991	✓
Membership Sports and Recreation Clubs	7997	✓
Amusement and Recreation Services	7999	✓
Amusement concessions		
Amusement rides		

<b><u>USES</u></b>		<b><u>SECTION</u></b>
<b><u>SIC CODE</u></b>		<b><u>3</u></b>
Amusement and Recreation Services	7999	✓
Baseball instruction schools		
Basketball instruction schools		
Billiard parlors		
Bowling instruction		
Bridge club, non-membership		
Bridge instruction		
Concession operators, amusement devices and rides		
Go-cart raceway operation		
Go-cart rentals		
Golf courses, miniature operation of		
Golf, pitch-n-putt		
Gymnastics instruction		
Ice skating rink operation		
Judo instruction		
Karate instruction		
Ping pong parlors		
Pool parlors		
Roller skating rink operation		
Schools and camps, sports instructional		
Scuba and skin diving instruction		
Skating instruction, ice or roller		
Ski instruction		
Slot-car racetracks		
Sports instructors, professional: golf, skiing, swimming, etc.		
Sports professionals		
Swimming instruction		
Swimming pools, except membership		
Tennis courts, outdoor and indoor operation of, non-membership		
Tennis professionals		
Ticket sales offices for sporting events, contract		
Trampoline operation		
Wax figure exhibitions		
Yoga instruction		
Offices and Clinics of Doctors of Medicine	8011	✓
Offices and Clinics of Dentists	8021	✓
Offices and Clinics of Doctors of Osteopathy	8031	✓
Offices and Clinics of Chiropractors	8041	✓
Offices and Clinics of Optometrists	8042	✓
Offices and Clinics of Podiatrists	8043	✓
Offices and Clinics of Health Practitioners, NEC	8049	✓

<b><u>USES</u></b>	<b><u>SIC CODE</u></b>	<b><u>SECTION</u></b> <b><u>3</u></b>
Medical Laboratories	8071	✓
Dental Laboratories	8072	✓
Home Health Care Services	8082	✓
Kidney Dialysis Centers	8092	✓
Specialty Outpatient Facilities	8093	✓
Family Planning Centers		
Outpatient Mental Health Facilities		
Health and Allied Services, NEC	8099	✓
Legal Services	8111	✓
Colleges, Universities, and Professional Schools	8221	✓
Junior Colleges and Technical Institutes	8222	✓
Libraries	8231	✓
Data Processing Schools	8243	✓
Business and Secretarial Schools	8244	✓
Vocational Schools, NEC	8249	✓
Schools and Educational Services, NEC	8299	✓
Individual and Family Social Services	8322	✓
Job Training and Vocational Rehabilitation Services	8331	✓
Child Day Care Services	8351	✓
Social Services, NEC	8399	✓
Museums and Art Galleries	8412	✓
Business Associations	8611	✓
Professional Membership Organizations	8621	✓
Civic, Social, and Fraternal Associations	8641	✓
Political Organizations	8651	✓
Religious Organizations	8661	✓
Membership Organizations, NEC	8699	✓
Engineering Services	8711	✓
Architectural Services	8712	✓
Surveying Services	8713	✓
Accounting, Auditing & Bookkeeping Services	8721	✓
Management Services	8741	✓
Management Consulting Services	8742	✓
Public Relations Services	8743	✓
Facilities Support Management Services	8744	✓
Business Consulting Services, NEC	8748	✓
Services, NEC	8999	✓
Public Finance, Taxation & Monetary Policy	9311	✓
Administration of Educational Programs	9411	✓
Administration of Public Health Programs	9431	✓
Administration of Social, Human Resources & Income Maintenance Programs	9441	✓
Administration of Veterans' Affairs, Except Health Insurance	9451	✓

## **EXHIBIT B-4 PLANT LIST**

The following is a list of plant material. If the property owners request plants that are not contained in this list, the Director may approve them if they are determined to be of a similar hardiness.

### Street Trees:

Nellie R. Stevens Holly - *Ilex x attenuata* 'Nellie R. Stevens'  
Savannah Holly - *Ilex attenuata* 'Savannah'  
Southern Magnolia - *Magnolia grandiflora* 'DD Blanchard'  
Sycamore - *Platanus occidentalis*  
Water Oak - *Quercus nigra*  
Live Oak - *Quercus virginiana*  
Bald Cypress - *Taxodium distichum*  
Bosque or Drake Elm - *Ulmus parvifolia* 'Bosque' or 'Drake'

### Small & Ornamental Trees:

European Fan Palm - *Chamaerops humilis*  
Loquat - *Eryobotrya japonica*  
Foster Holly - *Ilex x attenuata* 'Fosterii'  
Yaupon Holly - *Ilex vomitoria*  
Columnar Juniper - *Juniperus* spp.  
Crape Myrtle - *Lagerstroemia indica* 'Basham's Pink', 'Natchez' 'Muschogee'  
Little Gem Magnolia - *Magnolia grandiflora* 'Little Gem'  
Treeform (MT) Ligustrum - *Ligustrum japonicum*  
Sweetbay Magnolia - *Magnolia virginiana*  
Tree Wax Myrtle - *Myrica cerifera*  
Cherry Laurel - *Prunus caroliniana*  
Mexican Plum - *Prunus mexicana*  
Texas Sable Palm - *Sabal texana*  
Windmill Palm - *Trachycarpus fortunei*  
California Fan Palm - *Washingtonia filifera*

### Shrubs:

Encore Azalea - *Azalea* hybrid 'Autumn Sweetheart', 'Autumn Twist', 'Autumn Rouge', 'Autumn Bravo'  
Indica Azalea - *Azalea indica* 'Sweet Forgiveness', 'Geo. Taber', 'GG Gerbing', 'Formosa'  
Abelia - *Abelia x grandiflora* 'Prostrata', 'Sherwoodi', 'Edward Goucher'  
Boxwood - *Buxus* spp.  
Dwarf Bottlebrush - *Callistemon citrinus* 'Austraflora', 'Firebrand', 'Little John', and 'Splendens'  
Camellia - *Camellia* spp.  
Japanese Cleome - *Ternstroemia gymnanthera*  
Sago Palm - *Cycas revoluta*  
Umbrella Plant - *Cyperus alternifolius*  
Butterfly Iris - *Dietes iridioides*  
Elaeagnus Ebbingei - *Elaeagnus macrophylla*  
Silverberry - *Elaeagnus fruticosa*

Gardenia - *Gardenia* spp.  
 Dwarf Burford Holly - *Ilex cornuta* 'Burfordii Nana'  
 Pittosporum - *Pittosporum tobira*  
 Variegated Pittosporum - *Pittosporum tobira* varie gated  
 Barbados Cherry - *Malpighia Glabra*  
 Fatsia - *Fatsia japonica*  
 Chinese Holly - *Ilex cornuta* 'Rotunda'  
 Dwarf Yaupon - *Ilex vomitoria* 'Nana'  
 Louisiana Iris - *Iris louisiana*  
 Dwarf Crape Myrtle - *Lagerstroemia indica* 'Nana'  
 Ligustrum - *Ligustrum japonicum*  
 Waxleaf Glossy Pruet - *Ligustrum lucidum*  
 Fringe Flower Razzleberri - *Loropetalum chinense* 'Monraz'  
 Maiden Grass - *Miscanthus sinensis* var.  
 Dwarf Wax Myrtle - *Myrica pusilla*  
 Nandina - *Nandina domestica*  
 Purple Fountain Grass - *Pennisetum setaceum*  
 Indian Hawthorn - *Raphiolepis indica* 'Clara'  
 Shrub Rose - *Rosa* spp. 'Knockout', 'The Fairy', 'Bonica'  
 Society Garlic - *Tulbaghia violacea*  
 Sweet Viburnum - *Viburnum* spp.  
 Bridal Wreath Spirea - *Spirea prunifolia*  
 Feijoa - *Feijoa sellowiana*  
 Oleander - *Nerium oleander*  
 Dwarf Oleander - *Nerium oleander* 'Petite Pink'  
 Plumbago - *Plumbago auriculata*  
 Dwarf Pomegranate - *Punica granatum* 'Nana'  
 Kumquat - *Fortunella* spp.  
 Muhly Grass - *Meuhlenbergia lindheimeri*  
 Dwarf Maiden Grass - *Miscanthus sinensis* 'Morning Light'

#### Groundcovers & Vines:

Carpet Bugle - *Ajuga reptans*  
 Coral Vine - *Antigonon leptopus*  
 Asparagus Fern - *Asparagus sprengeri*  
 Crossvine - *Bignonia capreolata*  
 Trumpet Creeper - *Campsis radicans*  
 Mexican Heather - *Cuphea hyssopifolia*  
 Wood Fern - *Dryopteris normalis*  
 Carolina Jasmine - *Gelsimium sempervirens*  
 English Ivy - *Hedera helix*  
 Daylily - *Hemerocallis* 'Evergreen Yellow Supreme', 'Ming Toy', 'Stella D'oro'.  
 Coral Honeysuckle - *Lonicera sempervirens*  
 Big Blue Liriope - *Liriope muscari* 'Big Blue'  
 Evergreen Wisteria - *Millettia reticulata*  
 Variegated Giant Liriope - *Ophiopogon jaburan*

Monkey Grass - *Ophiopogon japonica*  
Katie Ruellia - *Ruellia brittonia* 'Katy'  
Virginia Creeper - *Parthenocissus quinquefolia*  
Star Jasmine - *Trachelospermum jasminoides*  
Purple Queen - *Setcreasea pallida*  
Lantana - *Lantana sellowiana*  
Fig Ivy - *Ficus pumila*  
Bouganvillea - *Bouganvillea* spp.

Arborvitae, yucca, cactus, and bamboo are prohibited.

## Elevations for Primary Building and attached Retail



**Sugar Land**  
Schematic Exterior Design  
  
September 2010

**General Notes:**  
1. The single line elevation drawing represents a conceptual building elevation. Final building heights, canopy configurations, number and placement of windows are subject to adjustment as the exterior is developed.  
2. Final signage size and locations are subject to adjustment as the exterior is developed.



## Elevations for Outdoor Merchandise Area



## Elevations for Gas Sales



**Sugarland Proposed Fuel Station & Carwash**

DESIGN  
CONSTRUCTION  
09/29/2010

## Elevations for Carwash

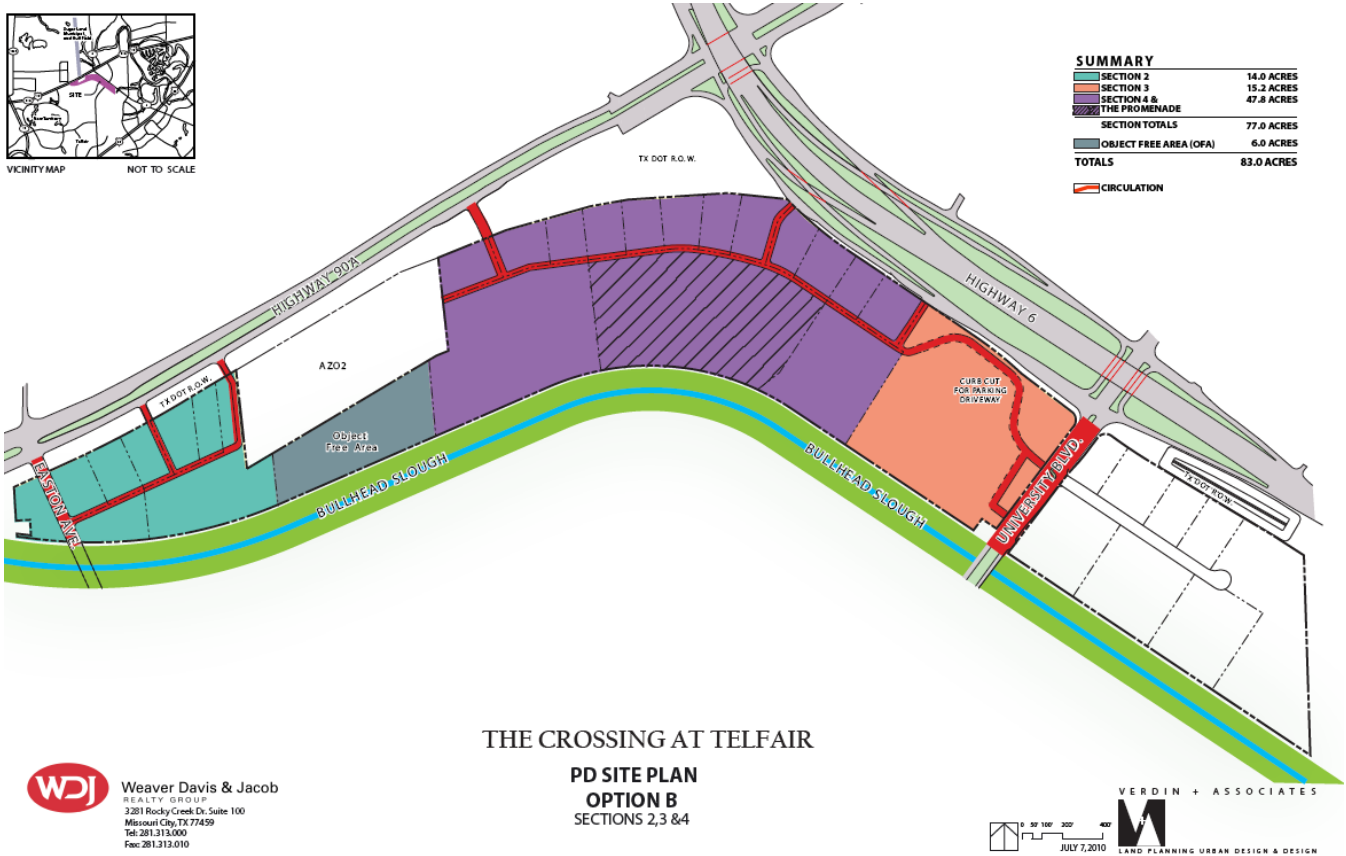


## Sugarland Proposed Fuel Station & Carwash

DESIGN  
CONSTRUCTION  
09/29/2010

# COUNCIL APPROVED GENERAL DEVELOPMENT PLAN EXHIBIT

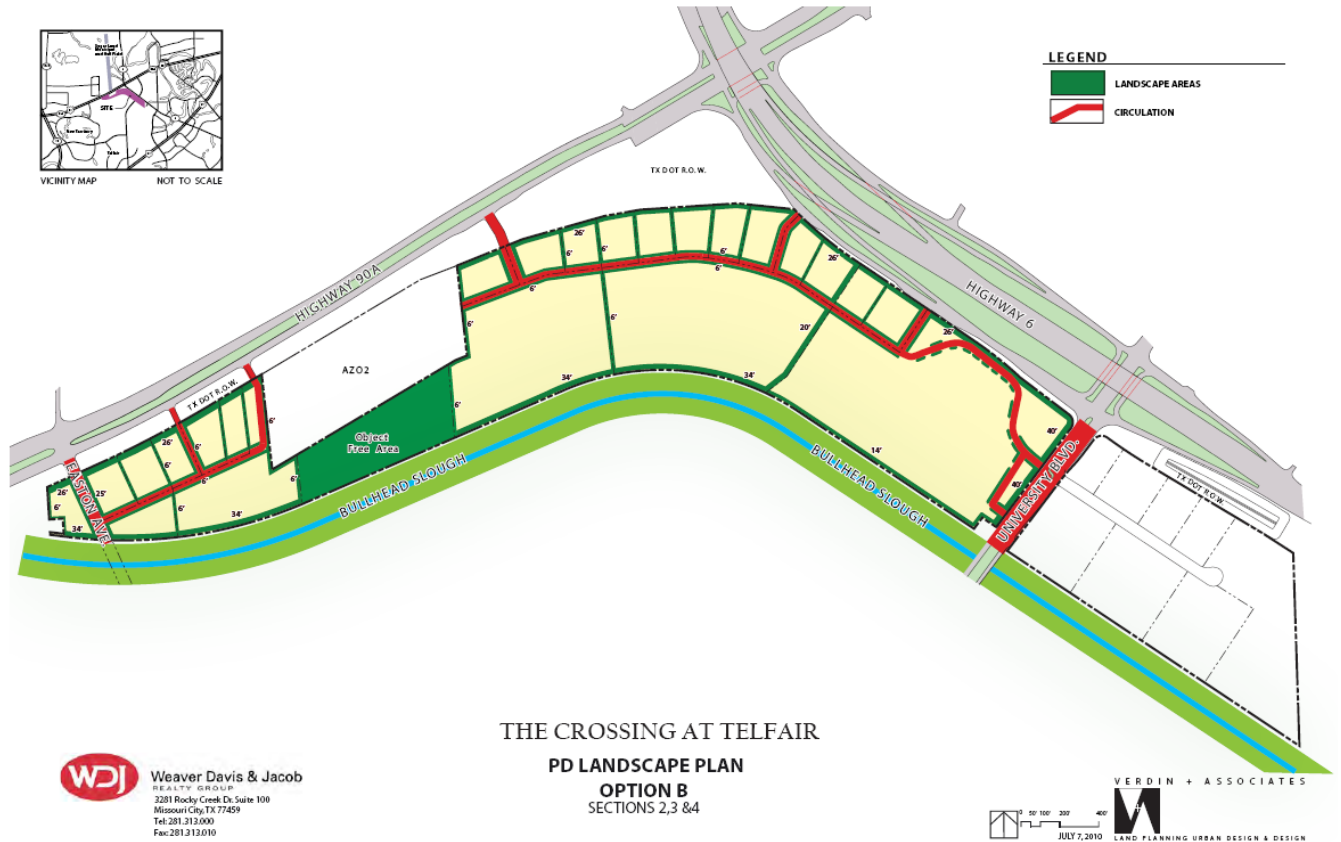
## EXHIBIT B-1 SITE PLAN OPTION B





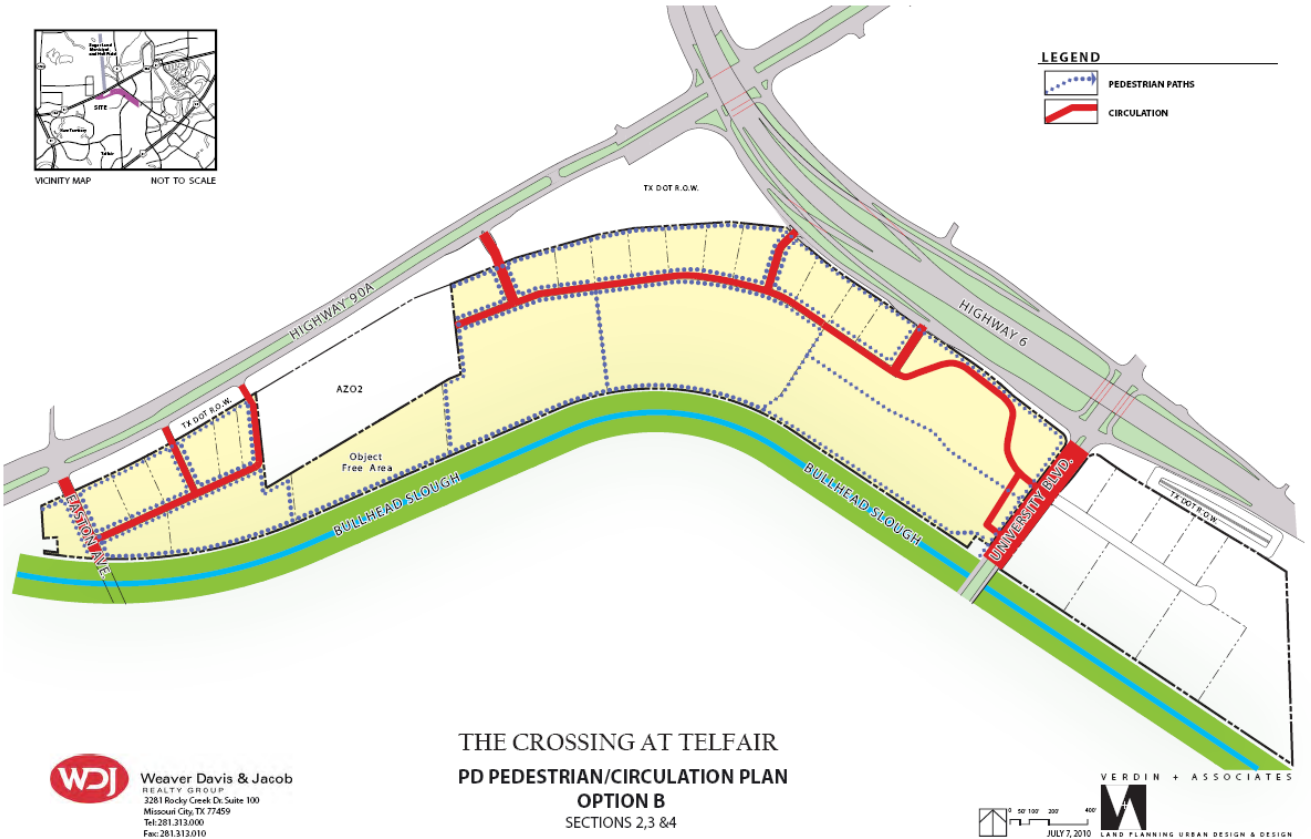
**COUNCIL APPROVED GENERAL DEVELOPMENT PLAN EXHIBIT**

**EXHIBIT B-4  
LANDSCAPE PLAN  
OPTION B**



**COUNCIL APPROVED GENERAL DEVELOPMENT PLAN EXHIBIT**

**EXHIBIT B-6  
PEDESTRIAN/CIRCULATION PLAN  
OPTION B**



Approved Telfair General Plan (Amend. No. 4, Approved November 17, 2009):





**Site Photos: The Crossing at Telfair Sections 2, 3, & 4**



**At Lift Station @ University Blvd. facing Crossing @ Telfair Section 1**



**Bridge @ University Blvd. over Bullhead Slough facing southeast**




**At Lift Station @ University Blvd. facing vacant Crossing @ Telfair Sections 2, 3, & 4**



Application:

HEB 15 acre  
Final Devt. PD

  
**RECEIVED**  
JUN 21 2010

FOR OFFICE USE  
Accounting Code: ZC  
\$1,113.25

**PLANNING DEPARTMENT  
PLANNED DEVELOPMENT (PD) DISTRICT REZONING APPLICATION**

*Please type or print the following information & Return your submittal to the Planning Department, City Hall, 2700 Town Center Blvd. North, Sugar Land, TX 77479, Attention: Development Review Coordinator*

**\*DUE TO DETAILS REQUIRED FOR PD DISTRICT APPLICATIONS, STAFF STRONGLY RECOMMENDS A PRE-DEVELOPMENT MEETING PRIOR TO SUBMITTAL**

**Applicant**  
Contact LSA Engineering & Surveying Inc. - David Rivera, P.E.  
Address 2729 Brairpark Suite 600; Houston TX 77047  
Phone 713 953 5277 Fax 713 953 5026 Email DRIVER@LSAENGINEERING.COM

**Owner** (Note that owner must also sign form if different than applicant)  
Contact Hwy 6 + 90 LRD  
Address 3281 Rocky Creek Dr. Missouri City, TX 77479  
Phone 281-313-0000 x11 Fax 713-969-7316 Email pjacobs@wdjrealty.com

Property Legal Description 15.293 acre Metes & Bounds See Attached  
Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision Telfair Development  
Current Zoning District to be rezoned to PD Dist. Interim R-1 Zoned to PD  
or  
If a PD District amendment (provide details) \_\_\_\_\_

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and undersigned is authorized to make this application. Application expires 6 months from the date stamped as received by the Planning Department if no action has been taken by the Planning and Zoning Commission on request.

X [Signature] 6-21-2010  
Signature of Applicant (Requires property owners signature if different than owner) Date

**PD District Application Submittal Requirements (Submittal Deadline is Monday at 3:00 p.m.):**

- ☒ Three (3) copies of the completed application
- ☒ Check for \$1,113.25 per Ord. 1701 (non-refundable)
- ☒ Metes and bounds legal description of the site or county slide number of plat, if recorded
- ☒ Two (2) copies at least 11" x 17" in size of the PD Development Plan, including a vicinity map and north arrow on each copy (color drawings not required)
- ☒ Two (2) copies of a letter stating the applicant's request and addressing issues relating to PD including detailed use list, PD development plan with lots / reserves, traffic circulation, landscaping, and other pertinent information

Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed App. Oct. 2008